

Ira G. Houck, a witness of lawful age, produced on the part of the plaintiffs, having been first duly sworn, deposes and says:

"My name is Ira G. Houck. I am forty-nine years old. I reside in Woodsboro. I have lived there since 1920. I knew Mrs. Mary S. Donsife, in her lifetime. She died six or seven years ago. I have known the lot and house in which she lived with her family for twenty-six years or more.

I now look at Exhibit No. 4 to the Amended Bill and would say that it is the deed to the property which she occupied and claimed in Woodsboro. I have understood that the lot is subject to a ground rent of One Dollar a year.

I now look at Exhibit Deed No. 5, which I believe to be a deed conveying the ground rent on this lot to George F. Smith, who I understand still holds the ground rent.

When Mrs. Mary S. Donsife died, her husband, Otho J. Donsife, was still living. He has been dead around two years. I knew all of their children except Jennie, who died before I was acquainted in Woodsboro. She died many years before her mother, leaving one son, Albert Eichelberger, who I know, and still resides in Woodsboro District. He is married and his wife's name is Josephine Eichelberger. All of the other children are living, except the eldest son, William Luther Donsife, who died after his mother and who I understand did not have a will. He left a widow, Emma Donsife, a son, William Luther Donsife, Jr., who is divorced, an unmarried daughter, Evelyn H. Donsife, and a daughter, Ruth D. Hall, whose husband is Gilbert Hall. These parties all reside in Frederick City. Of the other children, a daughter, Emma Gertrude Donsife Davison, whose husband is James G. Davison; a daughter, Anna Matilda Donsife Aumen, who is a widow; a son, Robert J. Donsife, whose wife is Celeste Estella Donsife; a son, Maurice